174.0	0010	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	593,200 / 593,200
					USE VALUE:	593,200 / 593,200
					ASSESSED:	593,200 / 593,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC DONNELL EDWARD M--ETAL
Owner 2:	MC DONNELL DIANE M
Owner 3:	
Street 1:	53 KILSYTHE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,545 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1162 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4545.000	203,800		389,400	593,200
Total Card	0.104	203,800		389,400	593,200
Total Parcel	0.104	203,800		389,400	593,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.50 | /Parcel: 510.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116886

GIS Ref

GIS Ref

Insp Date 06/22/18

PREVIOUS ASSESSMENT

Parcel ID 174.0-0010-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	203,800	0	4,545.	389,400	593,200	593,200	Year End Roll	12/18/2019
2019	101	FV	183,500	0	4,545.	383,900	567,400	567,400	Year End Roll	1/3/2019
2018	101	FV	184,000	0	4,545.	294,900	478,900	478,900	Year End Roll	12/20/2017
2017	101	FV	184,000	0	4,545.	278,200	462,200	462,200	Year End Roll	1/3/2017
2016	101	FV	184,000	0	4,545.	255,900	439,900	439,900	Year End	1/4/2016
2015	101	FV	173,500	0	4,545.	239,200	412,700	412,700	Year End Roll	12/11/2014
2014	101	FV	173,500	0	4,545.	220,300	393,800	393,800	Year End Roll	12/16/2013
2013	101	FV	173,500	0	4,545.	220,300	393,800	393,800		12/13/2012

!13610!

PRINT

Date	Time
12/11/20	03:32:25

LAST REV

Date	Time
07/10/18	10:17:57
apro	
13610	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12127-109		12/10/1971		21,200	No	No		N

USER DEFINED

Prior Id # 1:	116886
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	189	PATRIOT
2/17/2000	Inspected	276	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
7/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4545		Sq. Ft.	Site		0	70.	1.22	6									389,444						389,400	

Total AC/HA: 0.10434 | Total SF/SM: 4545 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,444 | Spl Credit | Total: 389,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	295366
Depreciation:	91564
Depreciated Total:	203803

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

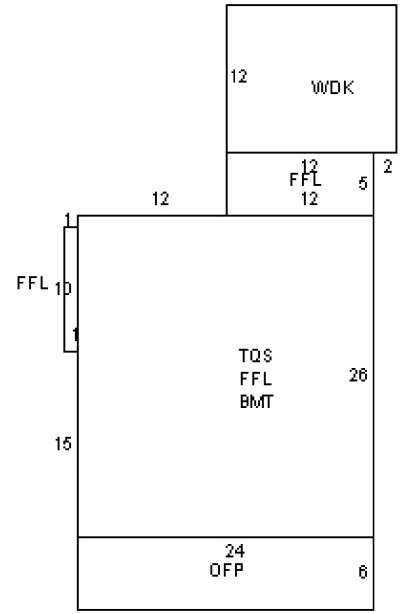
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	97.14
Final Total:	203800	Val/Su SzAd	175.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	694	173.730	120,567
BMT	Basement	624	52.120	32,522
TQS	3/4 Story	468	173.730	81,305
WDK	Deck	168	11.830	1,988
OFP	Open Porch	144	27.680	3,985

Net Sketched Area:	2,098	Total:	240,367
Size Ad	1162	Gross Are	2254	FinArea	1162
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0010-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	